BOOK 6693 PAGE 631

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY : Dearborn and Ewing
One Commerce Place, Suite 1200
Nashville, Tennessee 37239

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Nylander	Fidelity Federal Savings & Loan	
54 Brookhill Circle (NAME)	401 Union Street (NAME)	131-6-49
Nashville, TN 37215 (STREET ADDRESS OR ROUTE NUMBER)	Nashville TN 37219 (STREET ADDRESS)	TDA-48820
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BURTON HILLS PROPERTIES, A KENTUCKY GENERAL PARTNERSHIP HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO William A. and Barbara J. Nylander HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 40 on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the property conveyed by David Lipscomb College, a Tennessee not for profit corporation to Burton Hills Properties, a Kentucky general partnership by deed of record in Book 6326, page 580, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1985 Metropolitan Government taxes.

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2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

3. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, said Register's Office.

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4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, said Register's Office.

5. Charter of Burton Hills Village of Foxview Association, Inc., dated March 5, 1985, of record in Book 6517, page 517, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, said Register's Office.

7. Sanitary sewers and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, of record in Book 3702, page 250, said Register's Office.

8. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

9. All matters as shown on the Plat of Burton Hills, of record in Book 6250, page 284, said Register's Office.

10. All matters shown on the Plat of Burton Hills Village of Foxview - Tract 5, of record in Book 6250, page 564, said Register's Office.

11. Declaration of Covenants, Conditions and Restrictions, Burton Hills Village of Foxview dated June 18, 1985, of record in Book 6625, page 171, said Register's Office.

12. Maximum Square Footage Allocations for the Village of Foxview - Tract 5 in the recorded plat of Burton Hills, Nashville, Tennessee, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, as prepared by MCI Consulting Engineers, Inc., 4301 Hillsboro Road, Nashville, Tennessee 37215 of record in Book 6626, page 937, said Register's Office.

This is improved property, known as 54 Brookhill Circle Nashville, Tennessee 3721[illegible]
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 24th day of October, 1985 by its duly authorized partner.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $191,717.63.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 1985.

Notary Public

My Commission Expires: 5-13-89

Burton Hills Properties, a Kentucky general partnership

By: STM Burton Developers, a Kentucky general partnership

By: A. Thomas Sturgeon
Partner

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, Susan Rudd, a Notary Public in and for the County and State aforesaid, personally appeared A. Thomas Sturgeon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the general partner of STM Burton Developers, a Kentucky general partnership, a general partner of Burton Hills Properties, a Kentucky general partnership, the within named bargainor, and that he as a general partner of STM Burton Developers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by STM Developers.

Witness my hand and seal, at office in Louisville, Kentucky, this the 24th day of October, 1985.

Susan R. Rudd
NOTARY PUBLIC

My Commission Expires: 8-31-89

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

191717.63- CO
498.40 CONV
.50 POST
6.00 MOR
CHECK 504.90-
0759A10/28/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48010

IDENTIFICATION REFERENCE

Oct 23 11 12 AM '85

FELIX Z. WILSON, REGISTER

No. 186120